



Envision Gallatin

LAND USE & HOUSING STRATEGY

Steering Committee Meeting #5

June 19, 2024 | 1:00-3:00pm

<https://us02web.zoom.us/j/84974718919>

Agenda

Welcome and Roll Call

The following Steering Committee members were in attendance:

- Lori Christenson
- Lila Fleishman
- Wylie Philips
- Ted Guis
- Garrett McAllister

Others in attendance:

- Hailey Hiner
- David Tucker
- Katherine Berry
- Beth Famiglietti
- Scott Hazelton
- Lauren Myli
- Pete O
- Tanya Andreason
- Emma Lawler

Approval of February meeting notes

Meeting notes were approved unanimously without discussion.

Public Comment

No public comment was provided.

Discussion: Draft Housing Strategy and Policy Recommendations

- Guiding Considerations

- SC member: which financial resources did EPS identify as part of their guiding considerations?
 - EPS: looking at HUD CDBG funding sources (not including HOME funding). There are state regulations that limit the amount of funding that might be available for housing (as compared to peer communities).
- SC member: Did we look at bonding options?
 - EPS: Yes, we did look into conduit lending (County could issue tax free bonds backed by project revenues)
- SC member: What is the scope of this plan? Who in the County is it trying to address/serve?
 - EPS: Overall, the purpose of the Housing Strategy is to help the County figure out what its role is in countywide housing policy. The project team is approaching the plan by considering (1) what is in the County's purview and (2) how can the County realistically make a difference. In some instances, that's serving as a convener or support staff to the existing work being done by area non-profits and other organizations.
 - EPS: The County doesn't have the resources to lead on housing solutions for the community's lowest-income residents (such as direct rental assistance programs to help low-income people more directly, or to be the sole developer of lower AMI housing).
 - The Housing Fund could be used to partner with non-profit developers serving low-income segments. This follows what the County is already doing with that project (the name escapes me at the moment).
 - Land banking would also support lower income housing, as free land is critical to making these projects work.
 - Conduit lending (access to tax free debt) is another tool they can use, and have used in the past.
- SC member: the successful housing projects occurring in Gallatin County are all supported in some way by a municipality or the County. So while non-profit organizations are playing a key role in this space, support (read: funding) from the County is essential.
- Top Recommendations
 - Employee-Supported Housing
 - SC member: support for pursuing employee-supported housing (and potentially employee-supported child care options) for County employees.
 - EPS: There are examples of employee-supported housing options already happening within Gallatin County.
 - Incentives for Accessory Dwelling Units (ADUs)
 - SC member: Are there examples of affordability qualifications that can be used to restrict applications for Accessory Dwelling Units (ADUs)?

- EPS: Some communities require ADUs to be deed restricted to prevent short-term rental of units.
- SC member: the Health Department is interested in incentivizing ADUs from the environmental health perspective as well (potentially working with property owners on wastewater treatment systems)
- SC member: there are a lot of areas (red tape, fire protection requirements, etc.) that could be loosened or adapted to incentivize the development of ADUs.
- Prioritization
 - General support for including a strategy that addresses the preservation of existing naturally occurring affordable housing.
 - Staff: Is there a preference between large-scale preservation and smaller, one-off programs (like Buy Down programs)?
 - SC member: all approaches are good as long as we are preservation subsidized housing AND naturally occurring affordable housing.
 - SC member: there are also needs for housing with on-site support services and a need to increase housing supply for lower-income households.
 - Staff: creating a dedicated housing fund is essential—it's important for the County to signal that this is a top issue by putting money aside to address it. Land banking and employee housing seem trickier because land is scarce and expensive and the optics around an employee housing program could be tricky. Would move ADU incentive program and Zoning Reform into the Tier 1 priority category.
 - SC member: Second that. Being more inclusionary with zoning regulations is a top priority.
 - EPS: Land banking is important because it provides opportunities for the County to contribute land to non-profit housing developers, which would drastically decrease the cost of development.
 - Staff: There is definitely room to learn more about how this strategy can be used by the County.
 - SC member: Support for keeping land banking as an option in the Tier 1 category.
 - SC member: Second for keeping land banking as an option in the Tier 1 category. Additional interest in exploring how the County employee housing assistance program could be expanded to support a broader swath of the local workforce.
- Other Recommendations
 - SC member: How does housing preservation come into play? Particularly the preservation of naturally occurring affordable housing?
 - Project team: we see the preservation of naturally occurring affordable housing as an issue to be addressed through zoning regulations.

- SC member: would like to see opportunities for existing manufactured home park residents to assume ownership (of the dwelling unit and the land under the unit).
- SC member: the County recently provided a low-interest loan to NeighborWorks, and that's a good role for the County to play on these types of issues.
- SC member: [Montana House Bill 819](#)

Next Steps (10-min)

- Steering Committee Meeting #6: July 17
 - Review updated Suitability Map
 - Review draft Overlays
 - Discuss Future Land Use Map designations
 - Update on Round 2 Outreach

Public Comment

- Question: How was the Steering Committee created (who was chose and why)?
 - Staff: the Steering Committee was created at the start of the project and members were selected based on their ability to weigh in on land use and housing issues.
- Question: Has the timeframe for the second round of public engagement been established?
 - Staff: the second round of public engagement will take place at the end of summer/early fall (August/September).

Adjourn

Meeting adjourned at 2:35 p.m.